

KEY INFORMATION**Ward** Balgowan**Proposal**

Dormer Extension on west elevation and formation of a balcony on west elevation

Address

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Dundee

Applicant

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Agent

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Registered 11 Oct 2005**Case Officer** S Cooper

Proposed Dormer Extension in Helmsdale Crescent

The dormer extension on the west elevation is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with the provisions of Policy 14 of the Dundee Local Plan 2005. The views of the objector are supported. There are no material considerations that would justify the refusal of this application. The application is therefore recommended for **APPROVAL**.

SUMMARY OF REPORT

- This application proposes the formation of a dormer extension on the west (rear) roofslope of the house.
- The proposed dormer would be some 2.2 metres in height and 7 metres in width. It would have a flat roof, and the external walls would be clad with stained timber.
- The proposal raises issues for considerations in terms of Policy 14 of the adopted Dundee Local Plan Review 2005.
- One letter of objection was received to this application.
- It is considered that the proposal accords with the provisions of Policy 14 and that the views of the objector cannot be supported.
- The proposal is therefore recommended for approval.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a dormer extension in the west (rear) roofslope of the house.

The proposed dormer would be some 2.2 metres in height and 7 metres in width. It would sit below the ridge and above the eaves of the roof of the house. The proposed dormer would have a flat roof, and the external walls would be clad with stained timber. There would be three windows in the west elevation of the dormer, two of which would serve a bedroom, the other window serving an en-suite bathroom.

SITE DESCRIPTION

The application relates to a terraced two storey house that is located within a predominantly residential area at 4 Helmsdale Crescent, Dundee. The property is bounded by residential properties to the north and south, by the road of Helmsdale Crescent to the east and by an area of open space to the west.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan Review 2005

The following policy is of relevance:

Policy 14: Proposals to alter or extend existing dwelling houses will only be permitted where:

- There is no adverse impact on the appearance of prominent elevations of the house; and
- There is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- More than 50% of the original useable garden area will be retained; and
- The design and materials respect the character of the existing building.

Scottish Planning Policies, Planning Advice Notes and Circulars

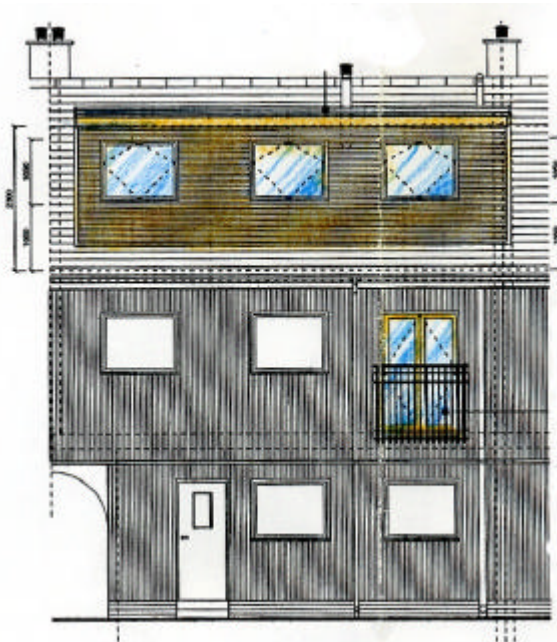
There are no statements of Government policy relevant to the determination of this application.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

LOCAL AGENDA 21

Key Theme 13 is relevant to this application and states that places, spaces and objects should combine meaning and beauty with utility.



SITE HISTORY

There is no site planning history of relevance.

PUBLIC PARTICIPATION

The application was subject to the Statutory Neighbour Notification procedures. 1 letter of objection was received from the occupants of the neighbouring house to the north.

The grounds of objection are:

- The proposal would give rise to overlooking of neighbouring residential properties;

- The proposal would give rise to overshadowing of neighbouring residential properties;
- The proposed development would cause disturbances during construction;
- The proposed development would constitute a fire hazard;
- The proposed development would restrict views from neighbouring properties; and
- The proposed development may lead to potential traffic problems.

Copies of the letter of objection are available for inspection in the Members' lounges. It is intended to comment on the matters raised in the objection in the "Observations" section of this report.

CONSULTATIONS

No adverse comments were received from consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- whether the proposals are consistent with the provisions of the development plan; and if not
- whether an exception to the provisions of the development plan is justified by other material considerations

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

The proposal is for the formation of a dormer extension in the rear roofslope of the house. The proposed dormer would be some 7 metres in length and 2.2 metres in height. It would sit comfortably above the eaves and below the ridge of the roof of the house. 3 windows would be formed in the west dormer wall.

Policy 14 of the adopted Local Plan relates to proposals to alter or extend houses. Relevant requirements of that policy are that there is no adverse impact on the appearance of prominent elevations of the house, no significant loss of privacy to the occupants of

neighbouring properties and that the design and materials respect the character of the existing building.

In this case, although the proposed dormer is fairly large it would sit comfortably above the eaves and below the ridge of the roof of the house. In its position in the rear roofslope it would not be visible to public views and would be visible only from the private gardens of adjoining houses. Because it uses appropriate finishing materials, it is considered that the proposed dormer would not have an unacceptable appearance in terms of this policy.

The three windows in the proposed dormer would face out directly over the rear garden of the applicant's house, and to the area of open space beyond. The windows would afford only angled views of the rear gardens of neighbouring properties. However, any overlooking that may be possible from those angled views would not be any more detrimental than those which are already possible from the existing windows at first floor level of the rear elevation of the applicant's house. It is therefore considered that the proposed dormer would not give rise to a significantly detrimental degree of overlooking of neighbouring properties, such as to warrant the refusal of this application.

By virtue of its size, form and positioning on the house it is considered that the proposed dormer would not give rise to harmful overshadowing of any neighbouring residential properties.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Objections

One letter of objection was received in respect of this application. The grounds of objection relating to overlooking and overshadowing of neighbouring properties have been covered in the above section of this report.

The objector is also concerned that the proposed dormer would restrict views from their property, that the proposed development would cause disturbances during construction, that it would

constitute a fire hazard and that it would give rise to traffic and parking problems.

The existing house has three bedrooms, a lounge, a kitchen and a bathroom. There would be no increase in habitable accommodation as a result of the proposed dormer extension. Therefore there is no increase in the parking requirement for the property. It is therefore considered that the proposal would not give rise to any traffic or parking problems.

The objector is concerned that the construction of the proposed dormer would cause disturbances that would be detrimental to the residential amenity of neighbouring properties. It is expected that the construction of the proposed dormer would create some degree of noise. However, given the nature of the proposal it would not be reasonable to impose conditions on the grant of planning permission restricting the hours of construction. Due to the nature of the proposal, any disturbance caused during construction would not be so detrimental to the amenity of any neighbouring residential properties such as to justify the refusal of the application.

The loss of views is not a material consideration in the determination of this application.

The fire safety requirement of the proposal is a matter that would be controlled through Building Standards legislation and as such is not a material consideration in the determination of this planning application.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission. It is therefore recommended that planning permission be granted with conditions.

Design

Although the proposed dormer is fairly large, it would not be visible to public views and would not be visible only from the private gardens of adjoining houses. Furthermore, the proposed dormer would use appropriate finishing materials. It is therefore considered that the proposed dormer would not have a detrimental impact on the character and appearance of the house or the area.

CONCLUSION

The proposal accords with the provisions of Policy 14 of the adopted Dundee Local Plan Review 2005. The objections are not supported and there are no material considerations that would justify the refusal of this application. It is therefore recommended that the application is APPROVED subject to condition.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following condition:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.